




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:21:47  
Page 1

Assessment Data					Primary Image																																																																																				
<b>Account</b> 660099715 <b>Parcel ID</b> 0000000-00-000167-001-0003 <b>Cadastral ID</b> 35-23-14-01720 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 2 <b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE <b>Name ID</b> 320506 KINSER, WENDY L & BRIAN R  2681 CREEKVIEW RD OOLOGAH OK 74053-0000  <b>Parcel Location</b> <b>Situs</b> 02681 CREEKVIEW RD <b>Subdivision</b> CLEAR CREEK AT WOODSIDE PHASE III <b>Lot/Block</b> 0003 / 0001 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 35 / 23 / 14 / 5 <b>Neighborhood</b> 1021 - R-V02-NW OOLOGAH <b>School District</b> S004 - OOLOGAH SCHOOLS					 <p>660099715 05/15/24</p> <p>660099715_002.JPG 6/17/2024</p>																																																																																				
<b>Legal Description</b> Lat/Long: 36.43336258 -95.78235476 LOT 3 BLOCK 1 CLEAR CREEK AT WOODSIDE PHASE III																																																																																									
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Page 2

Lot Data	Square-Foot - NBHD 1021 #1	Primary Image
Lot Size	260 x 200	
Lot Count	1	
Units Buildable		
Non-Ag Acres	1.088	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	47,393.00 x 1.69 = 80,325	
Factor Value		
Adjustments	1.0000	
Lot Value	80,325	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,029 / 3,029
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,029
Fixture/RghIn	14 /
Bed/F/H Bath	5 / 3.0 /
Basement Area	
Garage Type	728 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2017 / 7

660099715 05/15/24

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6/17/2024

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	400,646	132.27	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	35,500		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	386,857		
Lot Value	80,325		
Indicated Value	467,182	154.24	Per SqFt
Agland Value			
Site Improvements			
Total Value	467,182	154.24	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	97.77	Total Misc Impr	+	21,680			
Roofing Adj	+ 4.66	Garage Cost	+	27,089			
Subfloor Adj	+ -3.04	Total RCN	=	415,975			
Heat/Cool Adj	+ 14.47	Depreciation ( 7%)	-	29,118			
Plumbing Adj	+ 7.37	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	386,857			
Adj Base Cost	= 121.23	Lot Value	+	80,325			
Total Area	x 3,029	Indicated Value	=	467,182			
Adjusted Cost	= 367,206	Value Per SqFt		154.24			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
SHLT	STORM SHELTER	0		1	2017	0.00		
PRCH	SLAB PORCH - COVERED	134131	87		87	29.25		2,545
PATO	SLAB PORCH - OPEN	134132	12x8		96	12.93		1,241
PRCH	SLAB PORCH - COVERED	134133	294		294	28.49		8,376
PATO	SLAB PORCH - OPEN	134134	31x10		310	9.96		3,088



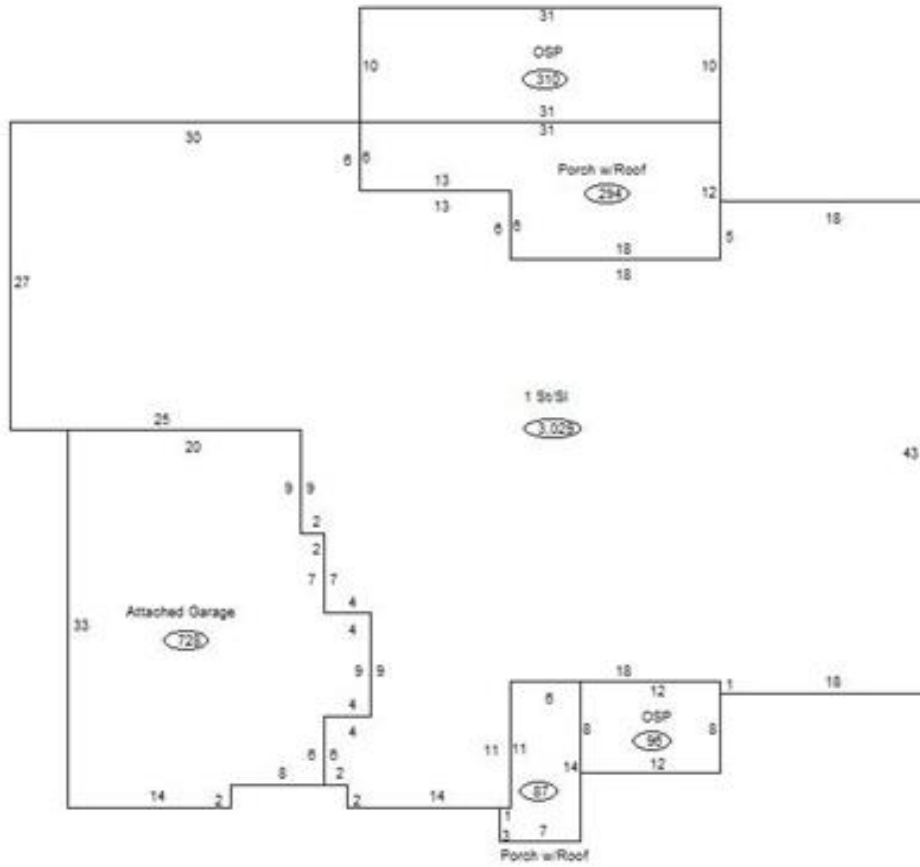
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 Page 3

Sketch Image

660099715



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	3,029	1.000	3,029
2	G	1		13	Attached Garage	728	1.000	728
3	M	PRCH		13	SLBC	87	1.000	87
4	M	PATO		13	Open Slab	96	1.000	96
5	M	PRCH		13	SLBC	294	1.000	294
6	M	PATO		13	Open Slab	310	1.000	310
<b>Total Building Area</b>						<b>3,029</b>		<b>3,029</b>